



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**234173 RANGE ROAD 280 , Rural Rocky View County T1X 2C8**

MLS® #: **A2151487**      Area: **NONE**      Listing Date: **07/25/24**      List Price: **\$1,975,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Rural Rocky View County**  
 Year Built: **1995**  
 Lot Information  
 Lot Sz Ar: **3,317,529 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,691**  
 Low Sqft:  
 Ttl Sqft: **1,691**

DOM

**149**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **3.0 (3 0)**  
 Style: **Acreage with Residence,Bi-Level**

Parking

Ttl Park: **6**  
 Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Farm,Few Trees,No Neighbours Behind,Private Driveway,RV Access/Parking,Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer: **Septic Field,Septic Tank**  
 Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Linoleum**  
 Water Source: **Well**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	6`11" x 8`5"
Breakfast Nook	Main	9`0" x 14`10"
5pc Ensuite bath	Main	12`8" x 5`11"
Kitchen	Main	12`10" x 16`4"
Bedroom - Primary	Main	15`1" x 14`10"
4pc Bathroom	Basement	7`2" x 8`2"

Room	Level	Dimensions
Bedroom	Main	12`6" x 13`8"
Dining Room	Main	13`0" x 8`9"
Family Room	Main	18`5" x 11`11"
Living Room	Main	15`9" x 15`0"
Foyer	Main	12`2" x 8`3"
Bedroom	Basement	11`11" x 14`3"

Game Room

Basement

32`10" x 44`1"

Furnace/Utility Room

Basement

11`4" x 8`8"

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**0311346**

Zoning:

**A**

Remarks

Pub Rmks:

**Development Opportunity!! 76 acres of land just Southeast of Chestermere! There are many parcels around this land that have had success in approvals for re-zoning and use changes from the County. Ideally located just 15 minutes from Calgary, Chestermere, and Langdon, this acreage provides a perfect blend of a great home and expansive land. Newer roof and hardy board siding, 220V power and gas heater in the triple detached garage. With 76 acres of farmland, this property is equipped with a horse run and stable, barn, and chicken coop. There is an existing long term tenant (please respect and do not go on land without an appointment) for holding property as Chestermere continues to expand! So whether you're considering subdivision, farming, pasturing, recreation, or livestock, this property ensures endless possibilities. This creates an opportunity to change the return on investment for what this land could become.**

Inclusions:

**None**

Property Listed By:

**Real Broker**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**